



## 12c Haigh Lane, Hoylandswaine, Sheffield, S36 7JJ

Offers In The Region Of £350,000

**\*FULLY RENOVATED\***

A beautifully renovated semi-detached three-bedroom property is nestled in a picturesque village of Hoylandswaine on the outskirts of Barnsley. Meticulously updated to a high standard, this home features spacious living areas and brand-new fittings throughout, offering an ideal blend of modern comfort and charming character.

**KITCHEN/DINER**  
 The kitchen features stylish vinyl parquet-style flooring and is fully equipped with a range of floor and wall-mounted storage units. It includes a practical storage area perfect for appliances such as a kettle and coffee machine. The kitchen is also fitted with a one-and-a-half bowl sink with a draining board and mixer tap, complemented by brushed chrome sockets and inset ceiling spotlights. Additionally, there is a door providing access to the front of the property.

**HALL WAY**  
 The hallway features carpeted flooring and provides access to the living room and storage cupboards. Additionally, there is an opening that leads directly to a convenient utility area.

**UTILITY ROOM**  
 The utility area features durable vinyl flooring and includes space for a washing machine with a work surface above. There is a door providing access to the side of the property, as well as a door leading to a storage cupboard that houses a brand-new Ideal combination boiler.

**WC**  
 The WC boasts vinyl-style flooring and is equipped with a low-level flush WC and a stylish vanity wash basin with storage cupboard underneath and a mixer tap. The walls are adorned with floor-to-ceiling polished tiles, complemented by LED spotlights and a high-powered extractor fan for optimal ventilation.

**LIVING ROOM**  
 The room features plush carpeted flooring and brushed chrome sockets, with two UPVC windows offering delightful views of the private garden area.

**UPSTAIRS HALLWAY**  
 The hallway is fitted with cosy carpet flooring and offers access to the bedrooms and bathrooms through its well-placed doors.

**BEDROOM**  
 This spacious double bedroom features plush carpet flooring and elegant brushed chrome sockets. A UPVC window offers a serene view of the rear garden, while a door conveniently leads to a private ensuite shower room.

**EN-SUITE**  
 Shower room, features sleek vinyl-style flooring and a UPVC window. It includes a wall-mounted designer towel rail and a concealed system WC paired with a vanity wash basin equipped with storage cupboards underneath and a modern mixer tap. The large walk-in, low-profile shower cubicle boasts a thermostatic-controlled mixer shower with a handheld attachment. The room is complemented by fully tiled walls, LED spotlights, and an efficient extractor fan.

**BEDROOM.**  
 This double room boasts plush carpeted flooring and a UPVC window with picturesque views overlooking the cricket pitch and parking area. The room is enhanced with elegant brushed chrome sockets, blending functionality with stylish design.

**BEDROOM..**  
 This double room features carpeted flooring and stylish brushed chrome sockets. A UPVC window offers charming views of the nearby cricket pitch and the front of the property, creating an inviting and comfortable atmosphere.

**BATHROOM**  
 The bathroom is elegantly designed with a concealed system WC and a vanity area featuring a wash basin with storage cupboards underneath and a sleek mixer tap. It includes a panel bath with a shower screen and a thermostatically controlled mixer shower equipped with both a rainfall showerhead and a handheld attachment. The walls are fully tiled, complemented by LED spotlights and a high-powered extractor fan for optimal illumination and ventilation.

**OUTSIDE**  
 At the front of the property, there is private parking space for two vehicles. The rear of the property boasts a secluded garden area featuring both a well-maintained lawn and a charming patio, perfect for outdoor relaxation and entertaining.

## Directions

## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

## Council Tax Band

B

## EPC Rating:

C

